



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Commissioner Oelke having given prior notice. James Shoopman, City Planner also attended.

Changes to the Agenda

There were none.

Minutes

Commissioner Dearmin motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on October 5th, 2009. Commissioner Raley seconded the motion. All were in favor and the motion carried.

Citizen Comments

There were none.

Review Revised Site Plan of Lots 7 & 10 of the Delta Center ~ PUD

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

Request:

The applicant is requesting approval of a revised site plan of Lots 7 and 10 of the Delta Center PUD.

The Delta Center PUD was originally approved by the City in March of 2003.

The parcels are zoned B-2 which is intended to "provide for businesses oriented toward serving the vehicular customer".

The revisions include:

- Increased building footprints*
- Change in vehicular circulation, parking layout, and trash location*
- Elimination of east access to Lot 7*
- Changes to and increase in landscaping*
- Changes to drainage plan*

Deviations of the design from the current City code include:

- City code requires parking areas of more than 20 spaces to incorporate landscaped islands throughout the parking area; such landscaping must occupy 5% of the parking area. This is not shown in the design; however, the revised site plan proposes an increase of landscaped area from the approved PUD site plan.*
- The building footprint of Lot 10 is setback 13' from the east property line. The B-2 zone district requires a 20' rear setback. This can be allowed within PUD approval.*

Review Revised Site Plan of Lots 7 & 10 of the Delta Center ~ PUD continued...***Petitions:***

As of December 2nd, 2009, (2) petitions were received, both in favor of the request.

Staff Recommendations:

Staff recommends approval of the revised PUD site plan upon the following conditions:

- 1. All standard site development plans, including site, grading, drainage, utility, landscape, and irrigation plans shall be submitted for each lot individually and meet the current site development standards of the City Code, with the exception of the deviations allowed within this PUD approval, at the time of site development*
- 2. Minor corrections/comments shall be addressed at the time of site development, which include:*
 - a. ADA ramp mat installations*
 - b. Maneuvering space for backing areas increased at ends of parking areas*
 - c. Corrections to landscape plan legend*
 - d. Utilities requests that trash locations & enclosures accommodate City side load trash trucks*
 - e. Misc staff comments/concerns*
- 3. Onsite commercial loading/unloading areas that accommodate large delivery trucks shall be provided for uses that generate high volume traffic, such as high volume retail and fast food restaurants, in a manner that does not restrict traffic within the shared drives of the PUD*
- 4. All plat notes from the original plat recorded under reception # 566047, including architectural standards, remain in effect*

Example Motion:

*I move that Planning Commission **recommend/not recommend** approval to City Council of the Revised Delta Center PUD Site Plan of Lots 7 & 10 contingent upon the following conditions:*

- 1. Staff recommendations listed above*
- 2. Planning Commission recommendations (if any)*

There was discussion about changes in drainage and trash enclosure locations.

Commissioner Dearmin asked if a trash truck would be able to access the revised trash enclosures. Mr. Shoopman explained that a front or rear load trash truck could access the proposed trash locations but a City side-load trash truck could not. The Utilities Department requested that trash locations be designed for side loading.

Chairperson Roberts asked if the parking lots would support the revised building envelope. Mr. Shoopman clarified that different uses require different parking amounts and that the revised plan complies with City Code requirements.

Chairperson Roberts requested the applicant's presentation.

Tom Chamberlin, architect of this project, explained that the previously approved smaller building footprint size made the lots difficult to sell. He stated that larger building footprints should help the lots to sell. He elaborated on design deviations from the City Code, such as a reduced setback for lot 10 and the absence of landscaped islands within parking areas. He mentioned that trash locations could be relocated in order to accommodate side loading if required.



Review Revised Site Plan of Lots 7 & 10 of the Delta Center ~ PUD continued...

Chairperson Roberts requested public comment. There were none.

Commissioner Jahn motioned to recommend approval to City Council of the Revised Delta Center PUD of Lots 7 & 10 contingent upon:

1. Staff recommendations, with the exception that trash locations/enclosures be designed to the requirements of the trash service provider.
2. Verification of sewer lift station capacity.

Commissioner Simmons seconded the motion. All were in favor and the motion carried.

Commissioner Comments

Commissioner Jahn will be absent from our first meeting in January.

There was discussion about 6' privacy fences.

Staff Comments

Commissioners were reminded to call Judy at 874-1718 Christmas Party reservations.

Meeting adjourned at 7:12 p.m.

Lee A. Barber, Executive Secretary
Community Development